

# Agenda



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**Date:** Monday, December 03, 2012  
**Time:** 6:00 P.M.  
**Place:** Centennial Building, 12 S. 5<sup>th</sup> Street  
**Invocation:**  
**Flag Salute:**  
**Roll Call:** Russ Kline, Chairman, 405-354-4409  
Joe Horn, Vice Chairman, 405-354-3760  
Buddy Carpenter, 405-354-1740  
Sherry Huston, 405-203-5609  
Rena Holland, 405-642-2151

1. ITEM: APPROVAL OF THE MINUTES OF THE NOVEMBER 5, 2012 MEETING
2. ITEM: VISITORS
3. ITEM: HEAR A REQUEST BY DAN KLOFFENSTEIN FOR A VARIANCE OF Section 602.32 (C) AREA & HEIGHT REGULATIONS TO BE OVER THE MAXIMUM 35% LOT COVERAGE BY 1,083 SQ.FT., SECTION 602.32 (SIDE YARD SETBACK) TO ENCROACH INTO THE MINIMUM 5 FOOT SIDE YARD SETBACK APPROXIMATELY 3.30 FEET AND 602.32 (G) TO ENCROACH INTO THE REAR YARD SETBACK APPROXIMATELY 6.40 FEET INTO THE MINIMUM REQUIRED 10 FOOT REAR YARD SETBACK BEING ALL OF LOTS THREE (3) AND FOUR (4) AND THE WEST 10 FEET OF LOT FIVE (5) OF BLOCK TWENTY-FIVE (25), YUKON ORIGINAL TOWN, LOCATED AT 228 ASH AVE, YUKON, OK
4. ITEM: HEAR A REQUEST BY 10 W MAIN ST., LLC FOR A VARIANCE OF YUKON CODE CHAPTER 54, DIVISION 3 SECTION 61, SECTION 54-62(2), SECTION 54-64(2) AND SECTION 54-65 FLOOD HAZARD REDUCTION STANDARDS BEING **TRACT I:** LOT ONE (1) BLOCK ONE (1) CARSON ADDITION, **TRACT II:** A TRACT, PIECE OR PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY (20), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF LOT ONE (1), BLOCK ONE (1), CARSON ADDITION, YUKON, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; SAID POINT BEING SOUTH 0°04'00" WEST A DISTANCE OF 117.00 FEET FROM THE NORTHWEST CORNER OF SAID LOT ONE (1); THENCE CONTINUING SOUTH 0°04'00" WEST, ALONG THE WEST LINE OF SAID LOT ONE (1) A DISTANCE OF 394.20 FEET TO A POINT; THENCE NORTH 49°41'32" WEST A DISTANCE OF 70.74 FEET TO A POINT; THENCE NORTH 0°04'00" EAST, PARALLEL TO THE WEST LINE OF SAID LOT ONE (1), A DISTANCE OF 335.00 FEET TO A POINT; THENCE NORTH 76°01'42" EAST A DISTANCE OF 55.66 FEET TO THE POINT OR PLACE OF BEGINNING.. **TRACT III:** PART

OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY (20), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20, THENCE SOUTH 0°01'20" EAST ALONG THE EAST LINE OF SAID NE/4 A DISTANCE OF 305.71 FEET; THENCE NORTH 89°56'50" WEST A DISTANCE OF 33 FEET TO A #3 REBAR WITH A RED CAP STAMPED "MORREN 1600" THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°56'50" WEST A DISTANCE OF 199.83 FEET TO A FOUND #4 REBAR; THENCE NORTH 0°03'10" EAST A DISTANCE OF 22.49 FEET TO A MAG NAIL WITH SHINER STAMPED "MORREN 1600" THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, CARSON ADDITION TO YUKON, CANADIAN COUNTY, OKLAHOMA; THENCE CONTINUING NORTH 0°03'10" EAST ON THE EAST LINE OF SAID LOT 1 A DISTANCE OF 188.50 FEET TO A MAG NAIL WITH SHINER STAMPED "MORREN 1600" THE NORTHEAST CORNER OF SAID LOT1; THENCE SOUTH 85°59'00" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY OF OKLAHOMA HIGHWAY 66 (FORMER U.S. HIGHWAY 66) AS RECORDED IN BOOK 219, PAGE 3 OF THE RECORDS OF CANADIAN COUNTY, OKLAHOMA A DISTANCE OF 200.05 FEET TO A MAG NAIL WITH SHINER STAMPED "MORREN 1600" 33 FEET WEST OF THE EAST LINE OF SAID NE/4; THENCE SOUTH 0°01'20" EAST PARALLEL WITH AND 33 FEET WEST OF THE EAST LINE OF SAID NE/4 A DISTANCE OF 197.16 FEET TO THE POINT OF BEGINNING.

5. ITEM: HEAR A REQUEST BY JAMES C. NILES – FIRST AMERICAN MORTGAGE INC (DALE BOGLE) FOR A VARIANCE OF SECTION 603.3 LOT, YARD AND HEIGHT REGULATIONS FOR THE SW CORNER OF THE BUILDING TO ENCROACH INTO THE MINIMUM FRONT BUILDING LINE, SECTION 603.3 (5) REAR YARD SETBACK TO ENCROACH APPROXIMATELY 50FT INTO THE MINIMUM REQUIRED 70FT AND A LANDSCAPING BUFFER TO SITE SCREEN BETWEEN THE COMMERCIAL PROPERTY AND THE ADJOINING R-1 PUD. BEING LOT ONE (1), BLOCK TWO (2), REPLAT OF LEGACY LAKES, PHASE I AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, LOCATED AT 1501 SO RANCHWOOD BLVD.
6. ITEM: HEAR A REQUEST BY OTIS DAVENPORT FOR A VARIANCE OF SECTION 602.32 (F) AREA AND HEIGHT REGULATIONS FOR R-2 COMBINED RESIDENTIAL DISTRICT FOR A 12X24 SQ.FT. ACCESSORY BUILDING TO ENCROACH APPROXIMATELY 2FT4IN INTO THE SIDE YARD SETBACK AND SECTION 602.4 (B) ACCESSORY USES FOR A TOTAL LOT COVERAGE OF 368 SQ.FT. OF ACCESSORY BUILDING TO EXCEED THE MAXIMUM 350SQ.FT. ALLOWED OF THE MAXIMUM 4% ALLOWED LOT COVERAGE FOR LOT SIX (6), BLOCK THREE (3), PARKLAND HEIGHTS 2<sup>ND</sup> ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF BEING 236 E PLATT DR.
7. ITEM: HEAR A REQUEST BY CITY OF YUKON – TECHNOLOGY DEPT. FOR A VARIANCE OF SECTION 603.3 (7) LOT, YARD AND HEIGHT REGULATIONS FOR A 60FT ANTENNA (REPEATER) TOWER TO EXCEED THE MAXIMUM ALLOWED HEIGHT OF 35FT. BY APPROXIMATELY 25FT TO BE LOCATED BEHIND THE TECHNOLOGY BUILDING BEING LAKE W18' LT 9 BLK 82 & PT LT 9 BEG 6.75'W OF NE/C LT 9 TH W.25 ' S50' E.25' N50' TPB. LAKE ADDITION LOCATED AT 528 W MAIN ST.
8. ITEM: HEAR A REQUEST BY LINDMARK ACQUISITION LLC, DBA STELLAR OUTDOOR MEDIA FOR A VARIANCE OF YUKON CODE SECTION 94-11 (A) STANDARDS FOR BILLBOARDS AND SIMILAR NONACCESSORY TYPE SIGNS FOR AN EXISTING 50FT BILLBOARD TO BE LOCATED IN A I-1, LIGHT INDUSTRIAL DISTRICT AND SECTION 94-11 (3) (A) TO EXCEED THE MAXIMUM HEIGHT OF 35FT ABOVE ROAD GRADE BEING A

PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY (30), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION A DISTANCE OF 65.00 FEET NORTH 89°36'32" EAST OF THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE/4); THENCE SOUTH 0°03'35" EAST AND PARALLEL TO THE WEST LINE OF SAID NORTHEAST QUARTER (NE/4) A DISTANCE OF 588.10 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE 40; THENCE SOUTH 60°38'37" EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE 40 A DISTANCE OF 62.99 FEET; THENCE ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 43,146.84 FEET A DISTANCE OF 399.54 FEET; THENCE NORTH 0°03'35" WEST PARALLEL TO THE WEST LINE OF SAID NORTHEAST QUARTER (NE/4) A DISTANCE OF 819.21 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4); THENCE SOUTH 89°36'32" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE/4) A DISTANCE OF 402.00 FEET TO THE POINT OF BEGINNING LOCATED AT 1649 W I-40, YUKON OKLAHOMA.

9. ITEM: NEW BUSINESS

10. ITEM: OPEN DISCUSSION

11. ITEM: ADJOURNMENT – NEXT MEETING JANUARY 7, 2013